



Cochise County
Community Development
Highway and Floodplain Division
Public Programs...Personal Service
www.cochise.az.gov

Date: January 15, 2015

To: Flood Control District Board

From: Joaquin Solis, Floodplain Engineer J.S.

Subject: Truschke Floodplain Variance Request, Parcel 202-39-052

Recommendation: Floodplain Staff recommends that the Flood Control District Board deny the requested variance that would allow the elevation of existing structure to be lower than required by the Floodplain Regulations.

Background (Brief): The subject parcel is within a current Zone AO (1) floodplain on Taylor Road in the Willcox Area. The applicant has already built a shed and is now asking for this variance.

The floodplain permit requires that the top of bottom floor be elevated one foot above the 100-year water surface elevation, which would be a minimum of two feet above the highest adjacent preconstruction natural grade. The shed is site-built with fill on a concrete pad elevated approximately eight (8) inches above highest adjacent preconstruction natural grade. There is no engineering justification for granting the variance.

Since the Truschke's have already built the structure, they do not feel that they are able to comply with the Floodplain requirement to elevate the proposed shed. However, this is not sufficient justification for a variance.

Suggested Motion: Sir Chair, I move to deny the variance requested from elevation requirements for the existing structure on parcel 202-39-052. Or as alternatives, provide openings per FEMA requirements and indicated within Cochise County Floodplain regulations 5.1.C.3, flood openings: have a minimum of two openings, constructed on different sides of each enclosed area (upstream & downstream) no higher than one (1) foot above natural grade, or submit an engineering study (at their expense) to prove/disapprove that elevation is not needed.

Fiscal Impact & Funding Sources: No fiscal impact

Next Steps/Action Items/Follow-up: If approved, the variance will be recorded

Impact of Not Approving: The Truschke's will be in violation of the Floodplain Regulations. The Flood Control District could submit them for denial of flood insurance.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov